

Executive Summary



100 S Wacker Dr, Chicago, Illinois, 60606

Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius

Population	1 mile	3 mile	5 mile
2010 Population	52,385	333,067	799,820
2020 Population	79,998	398,938	873,174
2025 Population	85,883	404,831	860,198
2030 Population	90,628	413,853	862,494
2010-2020 Annual Rate	4.32%	1.82%	0.88%
2020-2025 Annual Rate	1.36%	0.28%	-0.28%
2025-2030 Annual Rate	1.08%	0.44%	0.05%

Age	1 mile	3 mile	5 mile
2025 Median Age	32.5	34.0	33.9
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 mile	5 mile
White Alone	61.7%	54.7%	47.1%
Black Alone	6.9%	12.2%	18.9%
American Indian Alone	0.2%	0.5%	0.8%
Asian Alone	20.6%	17.4%	11.7%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	2.8%	6.3%	11.5%
Two or More Races	7.8%	8.8%	9.9%
Hispanic Origin	8.3%	14.4%	22.5%
Diversity Index	63.1	73.2	80.8

Households	1 mile	3 mile	5 mile
2010 Total Households	29,833	170,697	357,858
2020 Total Households	47,140	212,292	417,530
2025 Total Households	52,380	224,866	431,408
2030 Total Households	56,302	234,916	442,972
2010-2020 Annual Rate	4.68%	2.20%	1.55%
2020-2025 Annual Rate	2.03%	1.10%	0.62%
2025-2030 Annual Rate	1.45%	0.88%	0.53%
2025 Average Household Size	1.54	1.75	1.94
Wealth Index	113	110	96



Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

[View documentation.](#)

Mortgage Income	1 mile	3 mile	5 mile
2025 Percent of Income for Mortgage	21.0%	27.5%	29.7%
Median Household Income			
2025 Median Household Income	\$138,427	\$118,422	\$102,657
2030 Median Household Income	\$147,664	\$128,064	\$111,418
2025-2030 Annual Rate	1.30%	1.58%	1.65%
Average Household Income			
2025 Average Household Income	\$192,238	\$171,591	\$151,982
2030 Average Household Income	\$199,979	\$181,286	\$162,427
Per Capita Income			
2025 Per Capita Income	\$117,056	\$95,287	\$76,232
2030 Per Capita Income	\$124,072	\$102,874	\$83,428
2025-2030 Annual Rate	1.17%	1.54%	1.82%
Income Equality			
2025 Gini Index	31.5	36.2	39.7
Socioeconomic Status			
2025 Socioeconomic Status Index	64.5	54.9	49.2
Housing Unit Summary			
Housing Affordability Index	102	77	71
2020 Housing Units	54,219	239,125	464,859
Vacant Housing Units	12.9%	11.2%	10.2%
2025 Housing Units	61,198	256,413	484,971
Owner Occupied Housing Units	30.1%	35.4%	35.6%
Renter Occupied Housing Units	69.9%	64.7%	64.4%
Vacant Housing Units	14.4%	12.3%	11.0%
2030 Total Housing Units	63,771	263,825	494,189
2030 Owner Occupied Housing Units	16,715	84,148	162,713
2030 Renter Occupied Housing Units	39,586	150,768	280,260
2030 Vacant Housing Units	7,469	28,909	51,217

